

# Vale Trends



Housing  
Land Supply



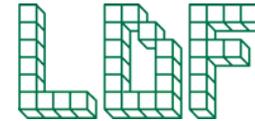
Housing  
Trajectory



Recent and  
Current  
Developments



Progress on  
Key Development  
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Local  
Development  
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Appeals  
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## The Planning Information Newsletter for Aylesbury Vale District



Produced by the  
Implementation and Monitoring Team,  
Forward Plans, AVDC

Issue 5: January 2009



## 1 Introduction

- 1.1 This is the latest issue in our series of newsletters, publicising various facts, figures, and updates compiled by the Forward Plans group. We would be interested to receive your feedback, particularly your comments on information you would like to see or would find useful. The newsletter is intended to supplement the more comprehensive monitoring information which we publish on an annual basis in our Annual Monitoring Report.



## 2 Annual Monitoring Report

- 2.1 We have recently published our 2008 Annual Monitoring Report (AMR), which covers the monitoring year from 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008. The AMR forms part of the Local Development Framework (LDF) for the District, and contains a wealth of useful facts and figures. It includes the following:
- progress with the LDF work programme;
  - the effectiveness of existing planning policies;
  - performance against a number of “Core Output Indicators”, with particular reference to housing delivery;
  - performance against a number of sustainability appraisal indicators and local indicators; and
  - contextual information about the District.
- 2.2 The topics covered in the AMR are: housing, employment and economy, Aylesbury town centre, natural environment, built environment, society and community, and travel and transport. The AMR also includes an update (as at October 2008) on the all the sites allocated for development in the Aylesbury Vale District Local Plan.
- 2.3 To obtain a copy of the AMR:
- Visit our website [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) (follow the links to Planning & building; Planning policy; Monitoring information; Annual Monitoring Report). A copy can be downloaded for free; or
  - Purchase a printed copy for £10 + £1.90 p&p (contact details are given at the end of the newsletter); or
  - View a copy at our Customer Service Centre, 66 High Street, Aylesbury.



### 3 Housing land supply and trajectory

3.1 We updated our housing land supply figures and our housing trajectory in November 2008 (to show the situation as at the end of September 2008). The latest information can be found in the Annual Monitoring Report (see above), or is available separately (visit [www.aylesburyvaldc.gov.uk/planning-building/planning-policy/monitoring-info/](http://www.aylesburyvaldc.gov.uk/planning-building/planning-policy/monitoring-info/) or contact us for copies).



3.2 These latest figures show that we currently have 3.9 years supply of housing land in the district (a reduction from 5.3 years supply at the end of March 2008). Although Government guidance states that Local Authorities should maintain at least 5 years supply of housing land, it is important to emphasize that our current housing land supply position is essentially due to the “accounting rules” and is being strongly influenced by the current downturn in the housing market:

- To be counted in the housing land supply, sites must be available, suitable, and achievable (meaning that there is a reasonable prospect that housing will be delivered on the site within five years).
- In the current housing market, the number of dwellings meeting the last of the three deliverability criteria (achievable within five years) has reduced. Although this means that the 5-year supply has dropped, the vast majority of the housing is still expected to be delivered, albeit over a longer time period.
- Very little has changed in terms of the number of sites with planning permission, their availability if there were developer and market interest, or the absence of any infrastructure “showstoppers” for these schemes. Indeed since the last review a number of schemes have progressed further through the planning process.
- The position has worsened because developers are delaying starts and/or slowing build-out rates and in consequence some of the housing we hitherto expected to be completed within the next 5 years will come forward later.
- The overall supply of allocated sites and other deliverable sites is just over 8,500 dwellings, which is way in excess of the total requirement for the next five years. However, these sites will not all be built out over the next five years.
- Aylesbury Vale, with its high levels of growth delivered through urban extensions, has more large sites that will build out over more than 5 years compared with many other areas where small and medium sized sites

are the norm. Hence a slow-down in building activity on these sites disproportionately impacts on the 5-year housing land supply position.

- 3.3 We will continue to closely monitor actual housing completions and projected completions, and will reflect any changes in future updates to the housing land supply calculation and housing trajectory. We are working with partners and developers to ensure that we take a positive approach to managing housing delivery in the current market climate.



#### 4 Recent and current developments

- 4.1 In this section, information is provided about completions that have occurred in the six months from 1<sup>st</sup> April 2008 to 30<sup>th</sup> September 2008, and outstanding permissions at the end of September 2008. For a complete list of all sites (showing the status as at October 2008) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report 2008.
- 4.2 Dwelling completions (net of demolitions and losses through conversion) in the two quarters from April to September 2008 were as follows:

	1 <sup>st</sup> April to 30 <sup>th</sup> June 08	1 <sup>st</sup> July to 30 <sup>th</sup> Sep 08
Total dwelling completions (whole District)	209	168
Dwellings completions in Aylesbury	156	140
Dwelling completions in rest of District	53	28
% of dwelling completions on previously developed land (whole District)	80%	66%
Number of completions of new build affordable dwellings (included in total above)	104	119
Number of flats as % of total dwelling completions	68%	58%

There has been a noticeable decrease in the total number of dwelling completions over the last three quarters. However, the number of affordable dwelling completions has remained fairly constant. The percentage of flats remains high.

- 4.3 The main contributors to the housing completions were:
- Walton Street, Aylesbury (Viridian Square) - 108 completions.
  - Griffin Place, Griffin Lane, Aylesbury - 72 completions.
  - Weedon Hill, Aylesbury (Buckingham Park) - 71 completions.
  - Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 21 completions.
- 4.4 At the end of September 2008, there were valid planning permissions for a total of 6,969 dwellings (net increase) across the District (including 3,000 at Berryfields). Of these, 778 were under construction at the end of September. Compared to the end of March 2008, the number of dwellings with planning permission has changed little, but there has been a 17% decrease in the number of dwellings under construction. The sites with the most number of dwellings under construction at the end of September were as follows:
- Weedon Hill, Aylesbury (Buckingham Park) - 219 dwellings under construction.
  - Former Schwarzkopf site, Penn Road, Aylesbury (Grand Central) - 111 dwellings under construction.
  - Former Stoke Mandeville Hospital site (north), Aylesbury (The Green) - 54 dwellings under construction.
  - Former Stoke Mandeville Hospital site (south), Aylesbury - 52 dwellings under construction.
  - 117-119 Bicester Road, Aylesbury - 21 dwellings under construction.
- 4.5 As well as housing permissions and completions, we also monitor industrial, commercial and retail development\*. The completed floorspace in the two quarters from April to September 2008 comprised the following:

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\* "Use Classes" are set out in legislation (The Town and Country Planning (Use Classes) Order 1987, and subsequent amendments). Similar types of building/land use are grouped together into various classes. Our monitoring covers development in use classes A1, A2, A3, A4, A5, B1, B2, B8, C2, D1, and D2; we record other employment-generating use classes (sui-generis) as "other"; C1 (hotels) is monitored in terms of number of rooms rather than floorspace.

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	1 <sup>st</sup> April to 30 <sup>th</sup> June 08		1 <sup>st</sup> July to 30 <sup>th</sup> Sep 08	
	Floorspace gained (m <sup>2</sup> )	Floorspace lost (m <sup>2</sup> )	Floorspace gained (m <sup>2</sup> )	Floorspace lost (m <sup>2</sup> )
A use classes (shops, financial & professional services, restaurants & cafes, drinking establishments, hot food take-away)	3,359	464	2,118	191
B use classes (business, general industrial and storage & distribution)	11,406	3,179	3,342	357
C1 use class (Hotels)	0 (rooms)	0 (rooms)	0 (rooms)	0 (rooms)
C2 use class (residential institutions)	0	1,180	0	0
D use classes (non-residential institutions and assembly & leisure)	3,617	1,131	221	40
Other uses	3,607	2,262	300	120

There was a noticeable decrease in the number of completed sites in the June to September quarter.

4.6 Large contributors to gains and losses (over 1,000m<sup>2</sup> net) in industrial, commercial, retail and other floorspace were:

- Erection of foodstore (Aldi) at Cambridge Street, Aylesbury (gain of 1,550m<sup>2</sup> A1 floorspace).
- Erection of retail and restaurant/café units at Cambridge Street, Aylesbury (gain of 1,210m<sup>2</sup> A1 floorspace and 315m<sup>2</sup> A3 floorspace).
- Erection of industrial and storage & distribution units to south of ring road, Buckingham (gain of 751m<sup>2</sup> B8 and 928m<sup>2</sup> B1/B2/B8 use).
- Erection of business units at Apollo Business Park, Radclive Road, Gawcott (gain of 2,088m<sup>2</sup> B1 floorspace).
- Erection of 3 industrial buildings at Greenway Farm, Winslow Road, Great Horwood (gain of 4,415m<sup>2</sup> B1/B2/B8 floorspace).
- Conversion of school buildings to flats at MacIntyre School, Wingrave (loss of 1,180m<sup>2</sup> C2 floorspace).

4.7 At the end of September 2008, sites with valid outstanding permission (for non-housing development) comprised:

- 20,866m<sup>2</sup> gain and 10,649m<sup>2</sup> loss for A use floorspace;
- 169,567m<sup>2</sup> gain and 80,737m<sup>2</sup> loss for B use floorspace;
- Gain of 389 rooms and loss of 9 rooms for C1 use (hotels);
- 8,024m<sup>2</sup> gain and 1,155m<sup>2</sup> loss for C2 use floorspace
- 51,538m<sup>2</sup> gain and 6,631m<sup>2</sup> loss for D use floorspace; and
- 30,226m<sup>2</sup> gain and 10,428m<sup>2</sup> loss for other employment-generating uses.

Overall there is a slight decrease (7,511m<sup>2</sup>, or around 4%) in the amount of floorspace with planning permission when compared to the end of March 2008. This continues the trend seen in the previous quarter.

4.8 The most significant sites with permission in terms of floorspace size (net gain or loss over 10,000m<sup>2</sup>) remain the same sites as at the end of March 2008:

- Erection of seven industrial/warehouse units at Coldharbour Way, Aylesbury (gain of 11,303m<sup>2</sup> B2/B8 floorspace).
- Expansion of Haddenham business park (gain of 26,822m<sup>2</sup> B1/B2/B8 floorspace).
- Development at Long Crendon industrial estate (net gain of 15,734m<sup>2</sup> B1/B2/B8 floorspace).
- Erection of data processing centre at Pitstone Green business park (gain of 23,505m<sup>2</sup> B1 floorspace).
- Development of land for employment purposes at Buckingham Road/Furze Lane, Winslow (gain of 15,000m<sup>2</sup> B1/B2/B8 floorspace).
- Demolition of retail and industrial buildings and redevelopment for mixed use at Gatehouse Quarter, Aylesbury (net floorspace loss of 21,362m<sup>2</sup>).



## 5 Progress on key development sites

- 5.1 This section highlights key recent events related to the main development sites in the District. For a complete list of all sites (showing the status as at October 2008) that are allocated in the Aylesbury Vale District Local Plan for housing, employment, and other uses, see the Annual Monitoring Report 2008. Further details about planning applications can be obtained from our website (see Further Information section below).
- 5.2 Berryfields major development area: The first reserved matters application for housing (384 dwellings) was approved in November 2008. The outline application for 235 dwellings at Berryfields House (in addition to the 3000 dwellings already approved) awaits the completion of planning obligation agreements. The new railway station at Aylesbury Vale Parkway was opened in mid-December 2008, providing train services to Aylesbury and through to London Marylebone.
- 5.3 Weedon Hill major development area: The first phases of this development (comprising a total of 850 dwellings) have detailed planning permission, construction is well underway, and a number of houses are occupied. At the end of December 2008, 259 dwellings had been completed, and 168 were under construction. The planning application for the remainder of the site (including the neighbourhood centre, primary school, care home, community centre and sports and recreational facilities, plus further dwellings taking the overall total number of dwellings to 1,035) was approved in April 2008 subject to the completion of planning obligation agreements.
- 5.4 Gatehouse Quarter, Aylesbury: A revised application for the non-residential aspects of this scheme (office buildings, retail, hotel, care home and nursery) was approved in December 2008.
- 5.5 Former Equitable Life building at junction of Walton Street and Stoke Road, Aylesbury: An application for the demolition of the existing office block and construction of a new crown court building was received in December 2008 and is currently under consideration.

- 5.6 Dayla, High Street, Aylesbury: An application for redevelopment to provide 39 dwellings was approved in July 2008.
- 5.7 Former Princess Mary's Hospital, Wendover: Construction of dwellings on this site commenced in November 2008.
- 5.8 Silverstone motor racing circuit: A development brief for the Silverstone site has been prepared jointly by AVDC and South Northants District Council and was approved in December 2008. This proposes a new employment park adjoining the circuit and a significant upgrade of circuit facilities.
- 5.9 Land at Thame Road, Haddenham: An application for approval of details for 31 dwellings was submitted in November 2008.
- 5.10 Spicer Hallfield, Banks Road, Haddenham: An outline application for the demolition of the existing industrial buildings and the erection of 50 dwellings was approved subject to a planning obligation agreement in August 2008.
- 5.11 A number of major planning applications have been received relating to other sites in the District. These include:
- Former Little Horwood airfield and adjacent land, Winslow Road, Great Horwood: An outline application for a mixed use development including 3300 new dwellings, open space and recreation facilities, employment land, retail floorspace, hotel, education facilities, community facilities, cemetery; railway station and bus interchange, and relief road was received in December 2008 and is currently under consideration.
  - Land to the south of the A421 and east of the A413, Buckingham: An outline application for comprehensive development comprising 700 new dwellings (including affordable housing, primary school, employment land, healthcare, outdoor playspace, changing pavilion, landscaping and creation of drainage detention basin and highway, cycle and pedestrian provision) was received in September 2008 and is currently under consideration.



## 6 Local Development Framework

- 6.1 The Local Development Framework, or LDF, will form the new development plan for the district, and is currently in preparation. The first planning policy document will be the Core Strategy. This is the central document in the LDF, and will set the overall strategy for the whole of the district to 2026. The Core Strategy will include the allocation of strategic sites. Other sites will be included in an allocated sites document which is due to commence preparation in 2010.
- 6.2 Our latest Local Development Scheme (which set out the timetable for the preparation of LDF documents) was published in August 2008.
- 6.3 From late October to mid December 2008 we carried out a public consultation on options for the direction of housing growth at Aylesbury. We received around 2,000 written responses to this consultation. These responses are currently being analysed by independent consultants. The Council's Cabinet will be considering the results of the consultation alongside the additional evidence regarding the directions of growth at its meeting on 10<sup>th</sup> March 2009. Cabinet papers (including a report on the results of the consultation) will be available prior to this meeting.
- 6.4 The Core Strategy (which will include an allocation for a "growth arc" at Aylesbury) is due to be approved by the Council on the 29th April 2009 and then published this summer for further comments. These comments will be considered by an independent Inspector early in 2010.
- 6.5 For further information on the Local Development Framework contact our Plans Team: [avldf@aylesburyvaledc.gov.uk](mailto:avldf@aylesburyvaledc.gov.uk) or telephone 01296 585435, or visit [www.aylesburyvaledc.gov.uk/LDF](http://www.aylesburyvaledc.gov.uk/LDF)



## 7 Appeals monitoring

7.1 In the quarter ending 30<sup>th</sup> June 2008 we received 36 decisions on planning appeals. Of these, 13 were allowed. In the quarter ending 30<sup>th</sup> September 2008 we received 34 decisions on planning appeals. Of these, 11 were allowed. There were no enforcement appeals determined within these two quarters. The comments made by Inspectors in appeal decision letters are monitored on an ongoing basis in order to analyse any implications for the implementation of local plan policies or the drafting of future Local Development Framework policies. The allowed appeals against refusal of planning permission are listed in the table below. Further information on policy monitoring is contained in the Annual Monitoring Report.

Appeals against refusal of planning permission allowed in the two quarters ending 30 <sup>th</sup> September 2008		
Address	Proposed development	Application reference number
Land to the rear of Stratford House, Stratford Road, Buckingham	Garage building with 2x1 bedroom flats over and associated parking	06/02977/APP
28 Westmorland Avenue, Aylesbury	Erection of dwelling	07/02404/AOP
Big Hand Mo's Public House site, Oxford Road, Aylesbury	24 apartments with associated parking and landscaping	07/00321/APP
Trailers End, Buckland Wharf, Buckland	Retention of holiday caravan without compliance with restriction relating to occupancy between July and September	07/02629/AOP
26 Stockleys Lane, Tingewick	First floor rear extension	07/02858/APP
Land at the rear of 6 Grubbs Close, Stewkley	Erection of implement store	07/02932/APP
16 Crabtree Road, Haddenham	First floor rear extension	07/02063/APP
51 Halton Wood, Halton Camp	Two storey rear extension and single storey side extension	07/00662/APP

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Land adjoining Shakespeare House, Main Street, Grendon Underwood	Conversion and extension of garage to form dwelling	07/02528/APP
No. 1 The Avenue, Worminghall	Erection of dwelling with garage and new garage for existing house	07/01383/APP
Land adj. 4 Old Stoke Road, Aylesbury	Erection of pair of semi detached dwellings and alterations to access	07/02436/APP
Land at Mill Street, Aylesbury	23 two bed flats for shared ownership and for rent, with car parking, external landscaping, plant room, bicycle store and refuse store, all for residential purposes	07/02956/AOP
15 Rosemary Lane, Haddenham	Single storey side extension with alterations to the roof to form additional living accommodation	07/02178/APP
1 Sutherland Walk, Aylesbury	New attached dwelling and vehicular access from Elm Farm Road	08/00074/APP
The Old Slaughter House, Main Street, Hoggston	Erection of an extension (conservatory)	07/03230/APP
Stromness, Main Road, Ford	Removal of side porch and erection of detached chalet bungalow	07/03240/AOP
Old Lower Dean Farm, Dean Road, Stewkley	Demolition of existing modern agricultural barn and replacement with traditional agricultural barns	07/03124/APP

7.2 An analysis of the Inspectors' comments that relate to our Local Plan policies did not identify any problems with the policies themselves. As in previous analyses, many of the cases turn on judgements as to the impact that the proposals have, either on the design and character of the original property and/or the character of the area or on the amenities of neighbouring properties. As noted previously, several of the cases highlight the need to support a refusal of permission by demonstrating clear evidence of the harm that would arise from the proposal.

- 7.3 Other useful learning points related to the implementation/interpretation of policies are as follows:
- In the case of the development at Stratford House, Buckingham, the Inspector placed significant weight on what he saw as the efficient use of land arising from the scheme. In the Westmorland Avenue case, the Inspector also felt that the proposal would lead to the efficient use of land.
  - In the case of the extension of Crabtree Road, Haddenham, whilst there was a conflict with the 45 degree guideline, the Inspector felt that because of the position and size of the window and the design of the extension the proposal would not cause harm sufficient to justify refusal.
  - In the case of the development at Shakespeare House, Grendon Underwood, the Inspector concluded that as the building already exists and is within a residential curtilage, it would not conflict with policies relating to development at the edge of settlements.
  - In the case of the development at Mill Street, Aylesbury, the decision emphasises that design is one of a number of material considerations that must weigh in the planning balance and that in isolation it was not in itself sufficient to merit refusal having regard to the overall scheme.



### For feedback and further information

We can supply further information related to any of the topics covered in this newsletter. We can also include your name on our mailing list so that you automatically receive future editions of Vale Trends. Contact the Implementation and Monitoring Team in Forward Plans, 01296 585481 or email [avldf@aylesburyvaledc.gov.uk](mailto:avldf@aylesburyvaledc.gov.uk). Our postal address is AVDC, 66 High Street, Aylesbury, HP20 1SD. Planning information is also available on our website:

- For information about planning policy, the LDF, our publications list, and monitoring information, go to [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) (follow the links to Planning and building; Planning policy);
- For details of all planning applications, go to [www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk) then follow the links to Planning and building; Planning applications.